057.0	0001	0003.A	1 of 1	Industrial		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	865,900 / 865,900
					USE VALUE:	865,900 / 865,900
					ASSESSED:	865,900 / 865,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		BECK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LONG JOEL C/TRUSTEE
Owner 2:	NEWFOUND REALTY TRUST
Owner 3:	
Street 1:	9 HILLSIDE AVE
Street 2:	
Twn/City:	WOBURN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01801 Type:

PREVIOUS OWNER

Owner 1:	GERBRANDS RHODA LEE TR -
Owner 2:	-
Street 1:	1757 CROTAN DRIVE
Twn/City:	VENICE
St/Prov:	FL Cntry:
Postal:	34293

NARRATIVE DESCRIPTION

This parcel contains 12,411 Sq. Ft. of land mainly classified as Comm. Whs. with a Warehouse Building built about 1967, having primarily Conc. Block Exterior and 5932 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
316	12411.000	202,300		663,600	865,900
Total Card	0.285	202,300		663,600	865,900
Total Parcel	0.285	202,300		663,600	865,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 145.97 | /Parcel: 145.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 37579

GIS Ref

GIS Ref

Insp Date 11/23/18

!4858!

PREVIOUS ASSESSMENT

Parcel ID 057.0-0001-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	316	FV	202,500	0	12,411.	652,700	855,200	855,200	Year End Roll	12/18/2019
2019	316	FV	188,200	0	12,411.	609,200	797,400	797,400	Year End Roll	1/3/2019
2018	316	FV	188,200	0	12,411.	543,900	732,100	732,100	Year End Roll	12/20/2017
2017	316	FV	188,200	0	12,411.	478,600	666,800	666,800	Year End Roll	1/3/2017
2016	316	FV	188,200	0	12,411.	359,000	547,200	547,200	Year End	1/4/2016
2015	316	FV	178,600	0	12,411.	326,300	504,900	504,900	Year End Roll	12/11/2014
2014	316	FV	178,600	0	12,411.	326,300	504,900	504,900	Year End Roll	12/16/2013
2013	316	FV	178,600	0	12,411.	326,300	504,900	504,900		12/13/2012

PRINT

Date	Time
12/10/20	19:49:47

LAST REV

Date	Time
10/09/19	15:45:05

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4858

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GERBRANDS RHODA	47364-218		4/28/2006		645,000	No	No		
	13792-570		9/19/1979			No	No		N

USER DEFINED

Prior Id # 1:	37579
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/18/1997	425	Manual	300	C				SIGN
2/23/1995	71	Manual	500	C				SIGN

ACTIVITY INFORMATION

Date	Result	By	Name
6/21/2019	I & E Return	MM	Mary M
11/23/2018	MEAS&NOTICE	PH	Patrick H
2/14/2017	I & E Return	EMK	Ellen K
3/28/2016	I & E Return	EMK	Ellen K
3/13/2009	Meas/Inspect	197	PATRIOT
5/8/2000	Meas/Inspect	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
316	Comm. Whs.		12411		Sq. Ft.	Site		0	30.5	1.75	CA									663,550						663,600	

Total AC/HA: 0.28492 | Total SF/SM: 12411 | Parcel LUC: 316 | Comm. Whs. | Prime NB Desc: COMM AVG | Total: 663,550 | Spl Credit | Total: 663,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	43 - Warehouse		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	21 - Conc. Block		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1967	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	16		
Prim Int Wall	5 - Minimul		
Sec Int Wall:	1 - Drywall	20	%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	3	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		40	%

CALC SUMMARY

Basic $ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.95145923
Adj $ / SQ:	52.521
Other Features:	7500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	337223
Depreciation:	134889
Depreciated Total:	202334

COMMENTS

SKYLINE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	0	BRs:	0	Baths:					HB	3	

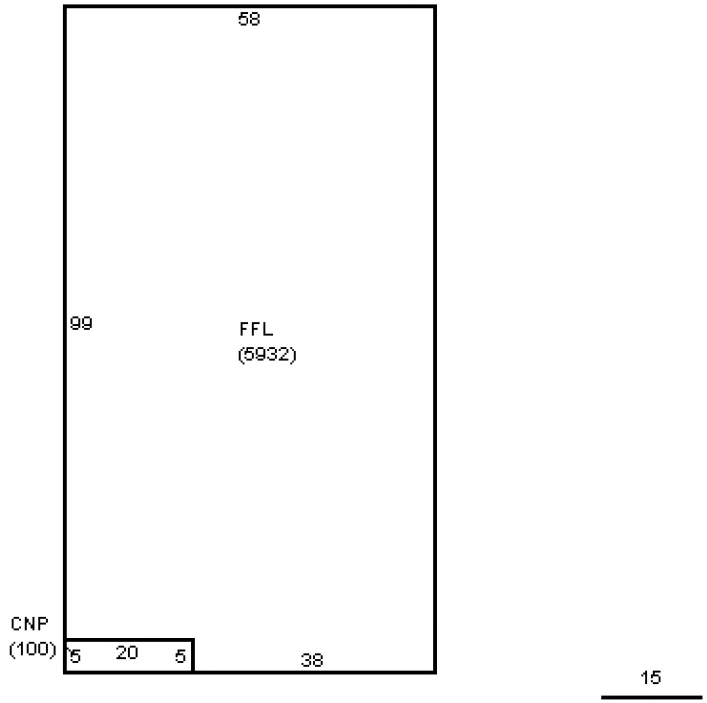
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	5,932	54.620	324,014
CNP	Canopy	100	57.090	5,709
Net Sketched Area:		6,032	Total:	329,723
Size Ad	5932	Gross Are	6032	FinArea 5932

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	OFC	20	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	52.52
Special Features:	0	Val/Su Net:	33.54
Final Total:	202300	Val/Su SzAd	34.10

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 057.0-0001-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: